



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
May 11, 2015
Common Council Chambers – 6:00 PM**

BOARD MEMBERS: Wayne D. Platte, Jr., Chairman; John Dwyer Jr, Vice-Chairman, Robert Jacobsen, MaryJo Wiltshire, and Charles Polacco.

ALTERNATES: Jonathan Korn, Jamie Mills and William Tubby.

REGULAR BUSINESS:

Item #1: Open Public Speaking (6:00P.M. – 6:15 P.M.)

Item #2: Adoption of the April 13, 2015 Planning Board minutes.

PUBLIC HEARINGS:

Item #3: #68-70, 74 & 76-78 Fair Street LOT LINE DELETION of the Lands of Timand Bates & Monica Zimmers. SBL 56.108-2-10, 11 & 12. SEQR Determination. Zone R-2. Ward 5. Timand Bates & Monica Zimmers; applicant/owner.

Item #4: #71-105 Mary's Avenue SPECIAL PERMIT renewal for existing roof top antennas. SBL 56.41-3-1.110. SEQR Determination. Zone O-2. Ward 9. New Cingular Wireless PCS, LLC "AT&T"/applicant; Benedictine Hospital/owner.

Item #5: #135-145 Florence Street SPECIAL PERMIT for cellular antennas on the water tower. SBL 48.74-4-14.200. SEQR Determination. Zone RR. Ward 7. New Cingular Wireless PCS, LLC "AT&T"/applicant; City of Kingston/owner.

Item #6: #37 Broadway. SPECIAL PERMIT renewal to rent out two rooms. SBL 56.43-5-22. SEQR Determination. Zone RT. Ward 8. Ruth Bendelius/applicant; Historic Rondout Properties, Inc./owner.

Item #7: #322 Albany Avenue SPECIAL PERMIT renewal for a 3 room Bed and Breakfast. SBL 48.318-1-4. SEQR Determination. Zone R-2. Ward 2. Ryland Jordan; applicant/owner.

Item #8: #670 Broadway SPECIAL PERMIT establish an apartment in the C-2 Mixed Use Overlay District. SBL 56.25-1-19. Zone C-2, MUOD, BOD. Ward 4. Rosa P. Merchan-Ayavaca; applicant/owner.

Item #9: **#50 & 86 Rondout Landing** SITE PLAN/SPECIAL PERMIT to renovate a former restaurant into a boat building school and cafe and to add a boat shed addition to the existing Maritime Museum (special permit is for the restaurant use in the RF-R zone). SBL 56.43-6-1.200 & 2. Zone RF-R, LWRP, HAC. Ward 8. Maritime Museum; applicant/owner.

OLD BUSINESS:

Item #10: **#336 Broadway** SPECIAL PERMIT renewal to operate an automotive repair facility. SBL 56.26-11-12. SEQR Determination. Zone C-2. Heritage Area. Ward 9. Robert Kerrigan; applicant/owner.

Item #11: **#187-189 O'Neil Street** SPECIAL PERMIT renewal for Residential Care/Assisted Living Facility. SBL 48.318-6-22. SEQR Determination. Zone R-2. Ward 5. Family of Woodstock; applicant/owner.

Item #12: **#38-50 Thomas Street** SPECIAL PERMIT renewal for emergency shelter use. SBL 56.25-4-44. SEQR Determination. Zone O-3. Ward 5. Family of Woodstock; applicant/owner.

NEW BUSINESS:

Item #13: **#63 North Front Street** SITE PLAN to establish rooftop dining on an existing building. SBL 48.314-2-15. SEQR Determination. Zone C-2. Ward 2. George Lewandowski; applicant/owner.

Item 14: **#8-14 North Front Street** SITE PLAN to establish assembly space in an existing commercial space. SBL 48.331-3-2. SEQR Determination. Zone C-2, Stockade Historic District, HAC. Ward 2. Front & Fair, LLC; applicant/owner.